

## **NOTICE TO THE PUBLIC**

Good evening, my name is Gloria Sciara, and I am the Chair of the Historic Landmarks Commission. On behalf of the Commission, I would like to welcome you to tonight's meeting. I will now call to order the September 4, 2002, meeting of the Historic Landmarks Commission.

- A. To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, please call either (408) 277-4576 or (408) 998-5299 (TTY) at least two business days before the meeting.
- B. When addressing the Commission, please approach the Commission, identify yourself and state your address for our records. After you have finished speaking, please write your name and address on the speaker's list at the end of the table.
- C. The procedure for public hearings is as follows:
  - After the staff report, applicants may make a five-minute presentation.
  - Anyone wishing to speak in favor of the proposal should prepare to come forward. Each speaker will have two minutes.
  - After the proponents speak, anyone wishing to speak in opposition should prepare to come forward. Each speaker will have two minutes.
  - Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
  - The Commission will then close the public hearing. The Historic Landmarks Commission will take action on the item.
- D. The procedure for referrals is as follows:
  - Anyone wishing to speak on a referral will be limited to one minute.
  - Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
  - The Historic Landmarks Commission will comment on the referral item.
- E. If a Commissioner would like a topic to be addressed under one of the Good and Welfare items, please contact Planning staff in advance of the Commission meeting.

An agenda and a copy of all staff reports have been placed on the end of the table for your convenience.

AGENDA  
ORDER OF BUSINESS

1. **ROLL CALL**

**ALL WERE PRESENT**

2. **DEFERRALS**

Any item scheduled for hearing this evening for which deferral is being requested will be taken out of order to be heard first on the matter of deferral. A list of staff-recommended deferrals is available on the Press Table. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time.

- a. **HP01-06-010. HISTORIC PRESERVATION PERMIT, H01-06-049. SITE DEVELOPMENT PERMIT and V02-013. DEVELOPMENT VARIANCE** for a projected located at the northeast corner of North Fourth Street and East Julian Street, on a 0.07 gross acres site, in the CO, Commercial Office Zoning District to demolish an existing residential structure (contributing structure), and to construct a 2,320 square foot office in the Hensley Historic District (Thang Vu, Owner/Developer). Council District: 3. CEQA: Exempt.

**DROPPED**

- b. **HP02-012. HISTORIC PRESERVATION PERMIT** to allow exterior changes to an existing residence and **H01-12-076. SITE DEVELOPMENT PERMIT** to convert an existing single-family residence to a duplex in the Hensley Historic District located on the east side of N. Sixth Street, approximately 180 feet north of Washington Street, on a 0.15 gross acre site in the R-M Residence Zoning District. (Lorna Nicholas, Owner/Developer) Council District 3. CEQA: Exempt. (Defer to October 2, 2002 HLC)

**DEFERRED**

3. **CONSENT CALENDAR**

The Commission will take action on the consent calendar in one motion. If you want to speak on a consent calendar item, or want action other than that indicated, please make your request at this time.

- a. Approval of the August 7, 2002 Study Session Synopsis  
b. Approval of the August 7, 2002 Synopsis  
c. Approval of the August 14, 2002 Synopsis

**APPROVED (6-0-0)**

- d. **HP02-005. HISTORIC PRESERVATION PERMIT** for a project located at 483 North 5<sup>th</sup> St. on a 0.17-gross-acre site in the R-M Multiple Residence Zoning District for exterior alterations to a single-family house in the Hensley Historic District. (Robert Switzer, Owner/Developer) Council District 3. CEQA: Exempt.

**APPROVED WITH THE CONDITION THAT THE ADDITION WILL BE DIFFERENTIATED FROM THE HISTORIC HOUSE WITH VERTICAL TRIM (6-0-0).**

- e. **HP02-014. HISTORIC PRESERVATION PERMIT** for a project located at 445 North 3<sup>rd</sup> St. on a 0.13-gross-acre site in the R-M Multiple Residence Zoning District for exterior alterations to a single-family house in the Hensley Historic District. (Ron Evans, Owner/Developer) Council District 3. CEQA: Exempt. **APPROVED (6-0-0).**
- f. **HP02-015. HISTORIC PRESERVATION PERMIT** for a project located at the east side of S. Second Street, approximately 140 south of E. Santa Clara Street on a 0.21-gross-acre site in the A(PD) Planned Development Zoning District for a sign change to a historic landmark building (HL91-53). (Comedy Club of San Jose, LLC, Owner/Developer) Council District 3. CEQA: EIR Resolution #67721.

**APPROVED (5-1-0; LEONG ,OPPOSED) WITH CONDITION THAT EACH LETTER IS TO BE AN INDIVIDUAL OPEN CAN WITH EXPOSED NEON. PULLED FROM CONSENT TO DISCUSS THE DETAIL OF THE OPEN CAN CHANNEL LETTERS.**

4. **ORAL PETITIONS**

This portion of the agenda is reserved for persons desiring to address the Commission on any matter not on the agenda. Speakers are limited to 2 minutes. The law does not permit Commission action or extended discussion on any item not on the agenda except under special circumstances. If Commission action is requested, the matter can be placed on the next agenda. All statements that require a response will be referred to staff for reply in writing.

**BONNIE MONTGOMERY OF THE PALM HAVEN NEIGHBORHOOD ASSOCIATION INVITED THE COMMISSION TO THE PALM HAVEN TOUR ON SEPTEMBER 8, 2002.**

5. **PUBLIC HEARINGS**

- a. **MA02-001. Historic Property Contract concerning the Clara Louise Lawrence Residence, HL01-142, located at the east side of Randol Avenue approximately 180 feet southerly of The Alameda, 1146 Randol Avenue. Owner: Eaglecreek Associates II. CEQA: Exempt. Council District: 6.**

**DEFERRED TO OCTOBER 2, 2002 HEARING IN ORDER TO ALLOW OWNERS TO RESPOND TO CONCERNS ABOUT REPLACEMENT OF ORIGINAL FABRIC AND ITS EFFECT ON THE CONTRACT'S ABILITY TO MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES.**

- b. **MA02-002. Historic Property Contract concerning the Charles O. Bock Residence, HL01-141, located at the southwest corner of The Alameda and Randol Avenue, 1645 The Alameda. Owner: Eaglecreek Associates II. CEQA: Exempt. Council District: 6.**

**APPROVED (6-0-0).**

**6. REFERRALS TO THE COMMISSION**

- a. **AD02-907. SITE ADJUSTMENT** for a project located at 33 N. Eighth Street on a 0.55 acre site in the General Commercial District for the replacement of exterior windows and doors to an existing daycare facility. (San Jose Day Nursery Owner/Developer) Council District 3. CEQA: Exempt.

**DEFERRED TO OCTOBER 2, 2002 HEARING (6-0-0) WITH THE FOLLOWING RECOMMENDATIONS:**

- 1. FIND THAT THE SAN JOSE DAY NURSERY IS ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER FOR HISTORIC PLACES UNDER CRITERIA A (FOR ITS ASSOCIATION WITH THE HISTORIC PATTERNS RELATED TO THE EARLY EVOLUTION OF CHILDREN'S DAYCARE FACILITIES AND TO ISSUES RELATED TO WORKING WOMEN) AND B (FOR ITS ASSOCIATION WITH NUMEROUS INDIVIDUALS WHO CONTRIBUTED TO THE EVOLUTION AND MANAGEMENT OF THE FACILITY AND THEIR CONTRIBUTIONS SPANNING FROM 1923 TO THE PRESENT).**
- 2. FIND THAT THE ACCESS RAMPS, CONVERSION OF WINDOWS TO DOORS ON THE NORTH, SOUTH AND WEST ELEVATIONS OF THE BUILDING AND CONSTRUCTION OF THE RESTROOM ARE CONSISTENT WITH THE SECRETARY OF THE INTERIORS STANDARDS, SPECIFICALLY STANDARDS ONE AND NINE.**
- 3. RECOMMEND THAT THE APPLICANT EVALUATE REUSE, REPAIR AND THERMAL UPGRADING OF ALL OF THE EXISTING WINDOWS AND REPORT FINDINGS TO THE LANDMARKS COMMISSION AT THE OCTOBER 2, 2002 MEETING.**
- 4. UPON RESOLUTION OF THE TREATMENT ISSUES, REFER THE PROJECT TO THE STATE HISTORIC PRESERVATION OFFICER FOR CONCURRENCE, PURSUANT TO NEPA AND NHPA REQUIREMENTS FOR CDBG FUNDING AND IN CONFORMANCE WITH THE PROGRAMMATIC AGREEMENT AMONG**

**THE CALIFORNIA OFFICE OF HISTORIC PRESERVATION, ADVISORY  
COUNCIL ON HISTORIC PRESERVATION AND THE CITY OF SAN JOSE.**

- 5. ADD THE SAN JOSE DAY NURSERY TO THE SAN JOSE HISTORIC RESOURCES INVENTORY IN ORDER TO FACILITATE USE OF THE STATE HISTORIC BUILDING CODE.**
  - 6. ENCOURAGE THE OWNER TO CONSIDER DESIGNATION OF THE SAN JOSE DAY NURSERY AS A CITY LANDMARK.**
  - 7. SUBMIT A MATERIALS BOARD AND /OR BROCHURES DETAILING PROPOSED WINDOW TREATMENTS, AWNING AND ROOF MATERIALS TO THE LANDMARKS COMMISSION AT THE OCTOBER 2, 2002 MEETING.**
- b. **SPO2-032. SPECIAL USE PERMIT** for a project located at 151 N. Eighth Street on a 0.13 acre parcel in the Medium Density Residential District for a two-story addition to an existing duplex. (Jaime Angulo and Dayana Salazar Owner/Developer) Council District 3. CEQA: Exempt.

**APPROVED WITH CONDITION THAT TRIM AT ROOF LINE CONTINUE ON REAR ADDITION (6-0-0).**

**7. GENERAL BUSINESS**

- a. Discussion and action regarding the inclusion of the San Jose Day Nursery at 33 N. Eighth Street in the Historic Resources Inventory.  
**APPROVED (6-0-0).**
- b. Discussion and recommendations regarding housing sites in the St. James Square Historic District.

**JOHN WEIS OF THE SAN JOSE REDEVELOPMENT AGENCY (RDA) REPORTED THAT THE RDA HAS BEEN DIRECTED TO CONSIDER THE CHURCH OF CHRIST SCIENTIST SITE FOR HOUSING DEVELOPMENT AND THE GUITAR CENTER SITE (72-96 N SECOND) FOR SENIOR CENTER RELOCATION. BECAUSE THESE SITES ARE LOCATED IN THE ST. JAMES HISTORIC DISTRICT, THE RDA WOULD LIKE TO WORK WITH THE HLC ST. JAMES SQUARE COMMITTEE TO DEVELOP DESIGN PARAMETERS THAT MEET THE RDA'S HOUSING DEVELOPMENT OBJECTIVES AND THE HLC'S PRESERVATION OBJECTIVES. THE RDA PROPOSES A SERIES OF TWO OR THREE WORKING SESSIONS WITH THE HLC SUBCOMMITTEE, RDA ARCHITECT FRANK FULLER AND THE CONSULTING ARCHITECTS, PAGE AND TURNBULL, FOR ST. JAMES PARK. THE FIRST MEETING WILL BE HELD ON SEPT. 11, 2002 AT 4:30 P.M. IN THE RDA OFFICES ON THE 11<sup>TH</sup> FLOOR OF 50 W. SAN FERNANDO.**

- c. Discussion and action regarding the inclusion of 450 N. 4<sup>th</sup> St. in the Historic Resources Inventory.

**APPROVED (6-0-0).**

- d. Discussion and action regarding the removal of 29-31 Santa Clara from the Historic Resources Inventory.

**APPROVED (6-0-0).**

- e. Report from the Survey Committee with discussion and action by the Landmarks Commission.

**RECOMMEND REVIEW, APPROVAL AND IMPLEMENTATION OF  
ITEMS ONE THROUGH FOUR BY THE CITY COUNCIL (6-0-0)**

1. **THE CITY COUNCIL SHOULD FUND UPDATES TO THE HISTORIC RESOURCES INVENTORY THROUGH PROFESSIONAL-LEVEL SURVEY WORK ON AN ON-GOING BASIS. IMMEDIATE FOCUS SHOULD BE ON DEVELOPING METHODOLOGIES THAT INSURE THE DEVELOPMENT OF REUSABLE AND CUMULATIVE INFORMATION DATA FILES. PROFESSIONAL LEVEL WORK, UNDER THE DIRECTION OF A SURVEY COORDINATOR SHOULD COMMENCE IN SMALL SCALEABLE PROJECTS WITH DIRECT COMMUNITY AND COMMISSION INVOLVEMENT.**
2. **A NEW POSITION OF “CULTURAL RESOURCES SURVEY COORDINATOR” SHOULD BE ESTABLISHED WITHIN THE PLANNING DIVISION UNDER THE DIRECTION OF THE HISTORIC PRESERVATION OFFICER TO PROVIDE LONG-TERM GUIDANCE TO THE CULTURAL RESOURCE SURVEY PROGRAM. BESIDES MANAGING THE IMPLEMENTATION OF SPECIFIC SURVEY PROJECTS, THIS PERSON WOULD ALSO BE RESPONSIBLE FOR THE INTEGRATION OF PROFESSIONAL RESOURCE SURVEYS SUCH AS BART, VTA, CDBG, SECTION 106, PRIVATE DEVELOPMENT REPORTS, NEIGHBORHOOD-INITIATED SURVEYS AND VOLUNTEER WORK, INTO THE CITY’S DATA SYSTEM. SEE APPENDIX C FOR AN OUTLINE OF DUTIES FOR THE POSITION.**
3. **INITIAL FOCUS SHOULD BE ON THE SNI AREAS FOR HIGH-PRIORITY WORK DUE TO PROPOSED CITY INVESTMENT AND DEVELOPMENT PRESSURES. SURVEY WORK WITHIN THESE AREAS SHOULD BE MANAGED BY THE PLANNING DIVISION TO INSURE THAT THE INFORMATION GENERATED IS CONSISTENT WITH EXISTING DATA MANAGEMENT SYSTEMS AND CAN BE PROPERLY INTEGRATED INTO THE GEOGRAPHIC INFORMATION SYSTEM (GIS).**
4. **POTENTIAL CONSERVATION AND LANDMARK DISTRICTS SHOULD BE STUDIED CITY-WIDE AT THE CONTEXT LEVEL TO IDENTIFY HISTORIC DEVELOPMENT PATTERNS AS PART OF COMPREHENSIVE SURVEY WORK.**

**BUILDING-BY-BUILDING SURVEYS OF THE SINGLE-FAMILY RESIDENTIAL DISTRICTS SHOULD BE A SECONDARY PRIORITY FOR THE NEAR FUTURE UNLESS THE NEED EVOLVES THROUGH COMMUNITY-BASED PLANNING INITIATIVES, SUCH AS THE SNI PROGRAM.**

**RECOMMEND REVIEW AND COMMENT AT THE OCTOBER 2, 2002 MEETING OF THE ABOVE ITEMS ONE THROUGH FOUR AND ITEMS FIVE THROUGH NINE BY THE DIRECTOR OF PLANNING (6-0-0).**

- 5. THE SYSTEM OF EVALUATIONS AND RATINGS SHOULD BE UPDATED, AND BASED ON THE CRITERIA OF THE CALIFORNIA REGISTER OF HISTORICAL RESOURCES. THE DESCRIPTION OF THE CALIFORNIA REGISTER CRITERIA (WHICH INCLUDES LOCAL SIGNIFICANCE WITHIN ITS FRAMEWORK) SHOULD BE ENHANCED FOR LOCAL IMPLEMENTATION SO THAT IT CLEARLY DEFINES WHAT IS IMPORTANT TO THE LOCAL COMMUNITY.**
- 6. THE 1992 *SURVEY HANDBOOK* SHOULD BE UPDATED AND MAINTAINED TO CURRENT SURVEY METHODOLOGIES AND DPR523 FORMS.**
- 7. THE *GUIDELINES FOR HISTORIC REPORTS* (LAST REVISED 10/27/98) SHOULD BE REWORKED TO DEFINE BETTER WHEN HISTORIC REPORTS ARE NEEDED AND TO SIMPLIFY THEIR PREPARATION. SHORT-FORM EVALUATIONS SHOULD BE DEVELOPED AND THEIR FORMAT CLEARLY DEFINED. THE ROLES OF THE LANDMARKS COMMISSION AND PROFESSIONAL PLANNING STAFF SHOULD BE MORE CLEARLY DEFINED IN PROVIDING PEER REVIEW FOR ASSESSING HISTORICAL SIGNIFICANCE.**
- 8. THE CITY SHOULD EXPEDITE THE RETRIEVAL AND CENTRALIZATION OF HISTORIC BUILDING PERMIT DATA (INDEXES AND PERMITS). THE PLANNING, BUILDING & CODE ENFORCEMENT DEPARTMENT HAS UNDERTAKEN A PROJECT TO IMAGE THESE DOCUMENTS AND TO MAKE THEM DIGITALLY AVAILABLE FOR PUBLIC AND STAFF RESEARCH, AND SHOULD BE ENCOURAGED TO EXPEDITE THE FILMING AND INCORPORATION OF HISTORIC RECORDS. SOME OF THE HISTORIC DATA HAS BEEN DISPERSED TO HISTORY SAN JOSE, SAN JOSE STATE UNIVERSITY/SOURISSEAU ACADEMY, AND SAN JOSE PUBLIC LIBRARY FOR PRESERVATION.**
- 9. THE CITY SHOULD IDENTIFY AND RETAIN OTHER DOCUMENTS WHICH SHOULD BE MADE AVAILABLE TO THE PUBLIC AND STAFF FOR RESEARCH WHICH WOULD ASSIST IN THE DOCUMENTATION OF HISTORIC AND CULTURAL PROPERTIES, INCLUDING SUCH ITEMS AS LANDMARK DESIGNATIONS, MILLS ACT AGREEMENTS, PLANNING OVERLAYS, FAÇADE EASEMENT AGREEMENTS, HISTORICAL EVALUATIONS, ETC.**

8. **GOOD AND WELFARE**

a. Report from the Redevelopment Agency

- Update on the Downtown Historic Commercial District Design Guidelines

**NO REPORT**

- Update on the Diridon/Arena Strategic Development Plan

**THE PLAN WAS TRANSMITTED TO THE COMMISSION AT THE SEPTEMBER 4, 2002 MEETING. WRITTEN COMMENTS ARE DUE ON SEPTEMBER 9, 2002 AT 5:00 P.M. COMMISSIONER YOUMANS HAS BEEN ATTENDING PUBLIC MEETINGS AND WILL PREPARE COMMENTS ON THE PLAN AND PROVIDE THEM TO THE RDA BY SEPTEMBER 9, 2002. HE WILL REPORT AT THE OCTOBER 2, 2002 LANDMARKS COMMISSION MEETING.**

- Update on the SoFA Strategic Development Plan

**COMMISSIONER POLCYN ATTENDED THE AUGUST 27<sup>TH</sup> MEETING. HE REPORTED THAT HE WAS THE ONLY ATTENDEE TO SPEAK IN OPPOSITION TO THE PLAN BECAUSE IT DID NOT PROPOSE TO DECREASE PROPOSED BUILDING HEIGHT(S). A SUBCOMMITTEE HAS BEEN FORMED TO ADDRESS THE IMPACT OF HEIGHT INCREASES ON THE HISTORIC RESOURCES.**

b. Report from the Secretary

- Environmental Review Documents

**PLANNING STAFF HAVE REVISED THE JUNE 2002 PROPOSAL SO THAT HISTORIC LANDMARK COMMISSION MEMBERS SHALL BE PLACED ON A MAILING LIST FOR ALL NOPS (NOTICES OF PREPARATION) THROUGH REGULAR MAIL.**

- Administrative Draft EIRs

**NONE**

- Historic Landmarks Commission Retreat discussion regarding possible dates

**NO APPARENT OBJECTIONS WERE GIVEN TO A TENTATIVE JANUARY HLC RETREAT DATE.**



- Update on the Hensley Historic District Rehab Program Workshop

**THE NEXT MEETING WILL BE HELD ON OCTOBER 22<sup>ND</sup> 2002 FROM 6:00-8:00 P.M. IN CITY HALL RM. 106.**

- Update on 848 The Alameda Historic Preservation permit

**THE PERMIT CONDITIONS WERE ACCEPTED BY THE APPLICANT. THE EXISTING DOOR WILL BE NARROWED AND REUSED AND THE DIRECTION OF SWING ON THE ENTRY DOOR WILL BE REVERSED.**

- Update on the Conservation Area Study

**PLANNING COMMISSION COMMENTS HAVE BEEN INCLUDED. PLANNING STAFF IS INVESTIGATING WAYS TO INCREASE PUBLIC OUTREACH.**

- Status report on the settlement agreement draft policy

**THE AGREEMENT IS UNDERGOING INTERNAL REVIEW.**

c. Report from the Subcommittees

- Design Review

**THE NEXT MEETING WILL BE HELD ON WEDNESDAY, SEPTEMBER 18<sup>TH</sup>, 2002 IN CITY HALL ANNEX, RM. 400 FROM 11:30 A.M. TO 1:00 P.M.**

- Standard permit language for Historical Archeology

**NO REPORT**

- St. James Park

**THE NEXT MEETING WILL BE HELD ON WEDNESDAY, SEPTEMBER 11<sup>TH</sup>, 2002 AT 50 W. SAN FERNANDO, 11<sup>TH</sup> FLOOR CONFERENCE ROOM FROM 4:30 P.M. TO 6:30 P.M.**

- Ad Hoc Survey Committee

**THE NEXT MEETING WILL BE HELD ON THURSDAY, SEPTEMBER 19<sup>TH</sup>, 2002 IN CITY HALL ANNEX, RM. 400 FROM 5:00 TO 6:30 P.M.**

d. Written Petitions and Communications

**The History San Jose letter response to the August 7<sup>th</sup>, 2002 Study Session Synopsis will be placed on the October 2, 2002 HLC agenda.**

9. **ADJOURNMENT**

**APPROVED (6-0-0).**

**C: Rob Eastwood, PBCE  
Akoni Danielsen, PBCE  
Dolores Mellon, SJRA**